

**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**Monday, June 26, 2006
7:00 PM**

**TOWN HALL ANNEX BUILDING
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #Z200619 – Sullivan Farms, LLC for special permit for 1 rear lot in conjunction with a 9 lot subdivision on property located on Grant Road, APN 005-048-0002 in an AA Zone.
2. #S200603 – Sullivan Farms, LLC for a 9 lot subdivision on property located on Grant Road, APN 005-048-0002 in an AA Zone.
3. #Z200624 – Eben Holmes for a special permit for a 3 bay detached garage on property located at 240 Crystal Lake Road, APN 084-014-0000 in an AA Zone.
4. #Z200625 – Richard Rizzo for a site plan approval and special permit for unified sign design on property located at 135 West Road, APN 037-005-0086 in a PC Zone.
5. #Z200626 – West Road Associates for a site plan approval for a 35' x 62' garage, 14' x 48' shed, parking, reface existing sign and associated site improvements for a plumbing business on property located at 88 – 96 West Road, APN 028-008-0000 in a C Zone.
6. #Z200627 – Pioneer Builders of Ellington, Inc. for a special permit for 2 rear lots in conjunction with a 10 lot subdivision on property located at 51 Middle Road, APN 043-007-0000 in an AA Zone.
7. #S200604 – Pioneer Builders of Ellington, Inc. for a 10 lot subdivision on property located at 51 Middle Road, APN 043-007-0000 in an AA Zone.
8. #Z200631 – REM Motor Rental for a special permit for an earth excavation permit on property located on West Road, APN 046-001-0000 in a PC & A Zones.
9. #Z200633 – Valley Farms for a special permit for an earth excavation permit on property located on West Road, APN 037-005-0085 in a PC Zone.

IV. UNFINISHED BUSINESS: NONE

V. NEW BUSINESS:

1. #Z200630 – Route 83 Auto Center for site plan modification to add two light poles along the driveway on property located at 133 West Road, APN 037-006-0000 in a PC Zone.
2. #Z200632 – Nutmeg Industrial Park, LLC for a site plan modification to change paved parking lot to gravel parking lot on property located at 7 Nutmeg Drive, APN 017-022-0006 in an I Zone. (RECEIPT ONLY)
3. #Z200628 – Steve Moser for a special permit for a 2 car detached garage on property located at 61 Wapping Wood Road, APN 005-004-0000 in an AA Zone. (RECEIPT ONLY)
4. #Z200629 – Frank & Debbie Lepri for site plan approval for a coffee shop on property located at 291 Somers Road, APN 083-013-0000 in a C Zone. (RECEIPT ONLY)

VI. ADMINISTRATIVE BUSINESS:

1. Lee's Auto Ranch for location approval of the pre-approved site plan for property located on 161 West Road, APN 037-005-0084 in a PC Zone.
2. Set the effective date for the zone change from AA to MF on property located at 160 Windermere Avenue, APN 026-002-0000 & 026-002-0033.
3. Approval of Meeting Minutes:
 - a. May 22, 2006 Regular Meeting Minutes
4. Correspondence:
 - a. Thursday June 8, 2006 Design Review Board's comments and minutes.
 - b. Letter to Shamrock Capital Investment Ltd. Partnership/Mr. Alan Friedman from Lisa M. Houlihan, ZEO dated 6-2-06. (Notice of Violation)
 - c. Letter to Great Marsh, LLC/Limberger Trailer Sales from Lisa M. Houlihan, ZEO dated 6-6-06. (Notice of Violation)
 - d. Connecticut Federation of Planning & Zoning Agencies Quarterly News Letter, Spring 2006.
 - e. Letter to Art Barber from Robert Phillips dated 6-2-06. (Re-subdivision Plan)

VII. ADJOURNMENT: